105.0	0004	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,326,400	/	1,326,400
USE VALUE:	1,326,400	/	1,326,400
ASSESSED:	1,326,400	/	1,326,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YANG BO
Owner 2:	YU QI
Owner 3:	
Street 1:	21 OLD COLONY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY STEPHEN/TRUSTEE -
Owner 2:	FTO REALTY TRUST -
Street 1:	109 BLANCHARD ST
Twn/City:	LAWRENCE
St/Prov:	MA Cntry
Postal:	01843

NARRATIVE DESCRIPTION

This parcel contains .208 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 3496 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9060.000	842,100		484,300	1,326,400
Total Card	0.208	842,100		484,300	1,326,400
Total Parcel	0.208	842,100		484,300	1,326,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.41 | /Parcel: 379.41

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67634
GIS Ref	
GIS Ref	
Insp Date	10/02/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 105.0-0004-0011.0

!8341!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	842,100	0	9,060.	484,300	1,326,400		Year end	12/23/2021
2021	101	FV	895,200	0	9,060.	484,300	1,379,500		Year End Roll	12/10/2020
2020	101	FV	895,200	0	9,060.	484,300	1,379,500	1,379,500	Year End Roll	12/18/2019
2019	101	FV	691,500	0	9,060.	484,300	1,175,800	1,175,800	Year End Roll	1/3/2019
2018	101	FV	381,400	0	9,060.	415,100	796,500	796,500	Year End Roll	12/20/2017
2017	101	FV	223,000	0	9,060.	387,400	610,400	610,400	Year End Roll	1/3/2017
2016	101	FV	223,000	0	9,060.	332,100	555,100	555,100	Year End	1/4/2016
2015	101	FV	221,900	0	9,060.	297,500	519,400	519,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:09:48

LAST REV

Date	Time
02/11/21	12:18:44

mmcmakin

USER DEFINED

Prior Id # 1:	67634
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8341

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY STEPHEN	1526-74	1	5/11/2018		1,375,000	No	No		
COUTURE DAVID F	1499-33		10/31/2016	Change>Sale	640,000	No	No		
	810-27		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2017	347	Heat App	15,000	C				
12/28/2016	1569	New Buil	260,000	O				
12/8/2016	1517	Demoliti	10,000	C				
12/8/2016	1517	Demoliti	10,000	C				demo exist house
6/1/1993	223		10,600	C				PORCH TO FAMILY RO

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2017	Meas/Inspect	DGM	D Mann
10/2/2017	Permit Visit	DGM	D Mann
9/7/2017	Permit Visit	DGM	D Mann
6/16/2017	Permit Visit	DGM	D Mann
3/9/2017	Permit Visit	DGM	D Mann
2/23/2009	Meas/Inspect	189	PATRIOT
2/20/2009	Meas/Inspect	189	PATRIOT
10/26/1999	Meas/Inspect	263	PATRIOT
8/13/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9060		Sq. Ft.	Site		0	70.	0.76	4									484,262						484,300	

Total AC/HA:	0.20799	Total SF/SM:	9060	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	484,262	Spl Credit		Total: 484,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.91222465
Const Adj.:	0.99989998
Adj $ / SQ:	118.577
Other Features:	98726
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	852301
Depreciation:	10228
Depreciated Total:	842073

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

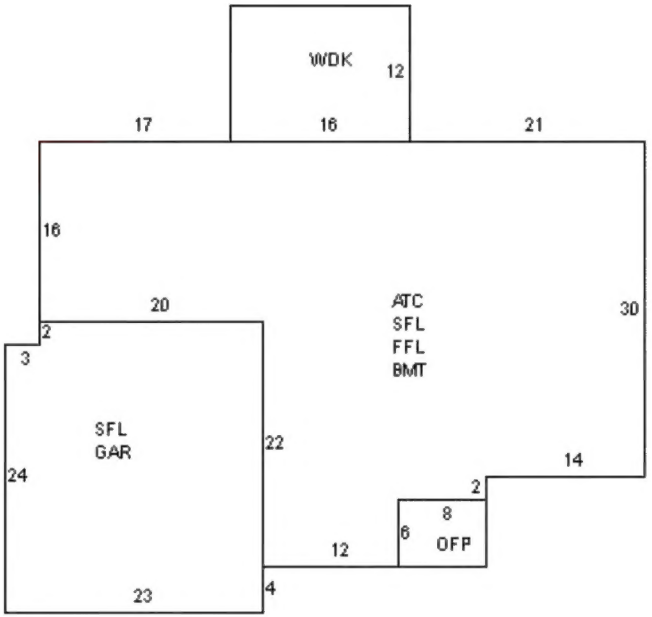
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.71
Special Features:	0	Val/Su Net:	133.92
Final Total:	842100	Val/Su SzAd	210.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,044	118.580	242,372
BMT	Basement	1,452	35.570	51,652
FFL	First Floor	1,452	118.580	172,174
GAR	Garage	592	19.220	11,379
ATC	Attic	508	118.580	60,261
WDK	Deck	192	11.210	2,152
OFP	Open Porch	48	44.000	2,112

Net Sketched Area:	6,288			Total:	
Size Ad	4004.1999	Gross Area	11296	FinArea	3496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 105.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: